

TOWN OF UNION

PLAN COMMISSION MEETING

Minutes for June 29, 2006

The Town of Union Plan Commission met on June 29, 2006 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI. Meeting called to order at 7:10 p.m. by Chairman Alvin Francis.

Present: Alvin Francis, Mike Exum, Doug Zweizig, Kim Gruebling, Rich Templeton, and Eric Larsen

Absent: Marty Johnson

Minutes taken by Renee Exum

Doug Zweizig moved to approve the minutes. Kim Gruebling seconded. Approved by unanimous vote.

Discussion of Endorsement Statement for Adoption of Smart Growth Plan

Kim Gruebling restated the intent of the statement. It states the reasons for adopting the plan. There should be something in writing establishing our reasons.

Rich Templeton asked if we were planning on accepting the plan with any changes and if this was the time to discuss changes.

Doug Zweizig read the statement drafted by Kim Gruebling. (see attached)

Kim Gruebling explained this would be the statement for accepting the plan. However, the Commission needs to accept the plan first.

Mike Exum suggested tabling the statement until the Commission accepts the plan. Eric Larsen agreed. Doug Zweizig will email a copy of the revised statement to the Commission.

Discussion of proposed scoring sheet and site assessment sheet: Marty Johnson circulated a revised scoring sheet and checklist to the Plan Commission following the last meeting. Alvin Francis thought the scoring sheet for land divisions of 4 or less was too restrictive. Kim Gruebling stated the Smart Growth Committee intended to keep development next to existing development. Mike Exum stated the Smart Growth Committee's intention was to preserve agriculture land. But if land we wanted to push development toward doesn't score well, then we should look at that. There was discussion concerning a score of 75% being too high. Kim Gruebling stated that if they aren't scoring high then maybe there should be no development.

Don Krajek previously proposed a limit system. Don is to get Linda a copy for the next meeting.

Mike Exum stated that this scoring sheet is a process. There is room for changes and negotiations. It's a beginning of the dialogue with the landowner/developer.

Doug Zweizig suggested separating the scoring sheet from passing the plan. We should pass the plan first and then work on the scoring sheet.

Zoning Map

Alvin Francis explained that Greg Hofmeister revised the zoning map based on the changes discussed and from Rock County's map. The water is noted on the map. If there are any additional errors, Bob Fahey will check them out.

Large Animal Operations Siting

Alvin Francis discussed the Rock County ordinance for large animal facility siting. There was a discussion of the fee schedule proposed by Rock County. Doug Zweizig asked whether the town would be reimbursed for fees. It is not clear who will be paying the fee. The County will be doing review on behalf of the town. Alvin states that a large animal operation can be sited on any land, that is zoned exclusive A-1.

Discussion regarding Exclusive Ag Ordinance

Kendall Schneider stated they will clarify the height requirements for height buildings. #4 is unclear regarding parent or child residing on the parcel.

Discussion of proposed Ordinances

Kendall Schneider explained that the Commission was to review the ordinances and make any revisions.

Park & Public Land Dedications

Kendall Schneider doesn't think land dedications fall under the new impact fee rules. Land dedication would come "in lieu" of payment from the developer. There will be a Parks & Trail committee meeting on July 11 at 7:00 p.m.

Discussion of Public Improvement Standards/Streets Ordinance

Commission discusses revisions to the ordinance.

Mike Exum suggests drafts of documents circulated be dated so we know which is the most current one to work off of.

Kim Gruebling moves to table ordinances to the next meeting. Mike Exum seconded. Motion unanimously approved.

Agriculture TIF District

Kendall Schneider discussed a new legislation for towns establishing a TIF for agriculture and agriculture related businesses. Kendall suggests the Commission think about a TIF district for agriculture. Mike proposed using the TIF to control growth and annexation from Evansville. Kendall stated that the TIF may be more economically feasible than PDR/TDR.

Intergovernmental Meeting Report

No report.

Comments to Smart Growth Plan

Number of homes – Rich Templeton stated that he is concerned about the township losing agriculture land to homes. He thinks there should be less than 25 homes per year because of conflicting uses with agriculture and livestock operations. Rich doesn't want more houses around farm operations. If there is, there should be room to plant trees and create a buffer. Mike Exum suggested the town create an ordinance for a right to farm law.

Next Meeting: Commission needs to discuss and adopt the Smart Growth Plan at the next

meeting. Next meeting is scheduled for 7:00 p.m. on July 13, 2006 at the Eager Free Public Library.

Mike Exum moved to adjourn the meeting at 9:10 p.m. Seconded by Kim Gruebling. Meeting adjourned.